



124 Catalina Place NE
Calgary, Alberta

MLS # A2302620



\$749,999

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this original-owner family home, ideally situated on a quiet cul-de-sac in the heart of Monterey Park—an established community, valued for its stability, convenient access to key amenities and strong appeal for growing families and professionals alike. Featuring 4 spacious bedrooms, this home offers plenty of room for expanding households. The primary bedroom includes a walk-in closet and a relaxing jetted tub, creating a comfortable private retreat. The bright and functional layout is enhanced by an abundance of windows, bringing in natural light throughout the home. Enjoy sunny west-facing exposure in the backyard, where the corner lot (with alleyway access for additional ease of entry and privacy) offers a generous outdoor space with excellent potential for landscaping, recreation, or entertaining. The spacious basement with brand new hot water tank and updated furnace controls, presents excellent flexibility—ideal for storage, a workshop, or redevelopment to maximize living space and overall property value! Additional highlights include ample street parking and a location that offers quiet surroundings with efficient access to major routes, shopping, schools, parks, and places of worship—supporting a convenient lifestyle and comfortable day-to-day living. This is an excellent opportunity to secure a well-located property with solid fundamentals in a mature, well-connected Calgary neighbourhood with strong long-term value and consistent demand. Book your showing today!